Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dale Bunnell P.O. Box 78339 Nashville, Tennessee 37207	New Owner	043-16-0-053.00, 043-15-0-165.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$27,500.00**

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2011.

Notary Public

My Commission Expires: _____
(Affix Seal)

C. M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20110059568 DEEDWARRSP
Recvd: 09/26/11 12:28 3 pgs
Fees:18.00 Taxes:101.75
20110926-0074245

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **First State Bank, a banking institution, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Dale Bunnell, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Tract I:

Land in Davidson County, Tennessee, Being Lot Nos. 31, 32 and 33 of Block "A" on the Map of Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, Pages 36 and 37, Register's Office for said County.

Said Lot Nos. 31, 32 and 33 front together 75 feet on the southerly side of Old Hickory Boulevard and run back 138.4 feet on the easterly line and 136.8 feet on the westerly line to a dead line, measuring 75 feet thereon.

Tract II:

Being Lot Nos. 28, 29, and 30 in Block "A" on the Map pf Anderson Subdivision on Old Hickory Boulevard, as of record in Book 974, Pages 36 and 37, Register's Office for said County.

Said Lots front together 75 feet on the South side of Old Hickory Boulevard and run back between parallel lines 136.8 feet on the East line of Lot No. 30 and 135.2 feet on the West side of Lot No. 28 to a dead line.

Being the same property conveyed to First State Bank, by Substitute Trustee's Deed from David G. Mangum, as Substitute Trustee, dated October 29, 2010, recorded October 29, 2010, of record in Instrument No. 20101029-0086736, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1124 E. Old Hickory Blvd., Madison, TN 37115**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **20th** day of **September, 2011.**

First State Bank

By: **James K. Wyatt**
It's: **Assistant Vice President**

STATE OF TENNESSEE

COUNTY OF Tipton

Before me, the undersigned of the State and County mentioned, personally appeared **James K. Wyatt** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Vice President** of **First State Bank,** the within named bargainor, a Banking Institution, and that such **James K. Wyatt,** executed the foregoing instrument for the purposed therein contained, by personally signing the name of the banking insitution as **Assistant Vice President.**

Witness my hand and Seal at office on the **20th** day of **September, 2011.**

TAMMY LINDSEY McKINNEY
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

Tammy Lindsey McKinney
Notary Public

My Commission Expires: 7-25-15

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2012, a lien not yet due and payable. Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matter shown on the plat of Anderson Subdivision of Old Hickory Boulevard, as recorded in Plat Book 974, pages 36 and 37, Register's Office for Davidson County, Tennessee.

4. Storm Water Detention Agreement of record in Instrument No. 20060821-0102766, said Register's Office for Davidson County, Tennessee.